



## TRANSMITTAL

March 30, 2006

HOUSING POLICY  
DEVELOPMENT, HCD

APR 3 2007

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Department of Housing and Community Development  
1800 3<sup>rd</sup> Street  
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Sacramento, CA 95814

Subject: City of Cathedral City Housing General Plan Annual Progress  
Report on Implementation of the City's Housing Element

Dear Anda,

Transmitted herewith is the City of Cathedral City General Plan Annual Progress Report on Implementation of the City's Housing Element covering the period January 1, 2006 through December 31, 2006.

This Progress Report requested pursuant to Government Code Section 65400 for 2006 is being submitted by the deadline of April 1, 2006.

If you need additional information or have questions about our report, please contact me at (323) 441-9480 or by email at 'martha@mvrconsulting.com'.

Sincerely,

Martha van Rooijen  
Project Coordinator

Attachment:

2005 Annual General Plan Progress Report on Implementation of City's Housing Element

# **Housing General Plan Annual Progress Report on Implementation of the Housing Element**

(General Plan Report requirement pursuant to  
Section 65400 of the Government Code)

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**Jurisdiction:** City of Cathedral City

**Address:** 68-700 Avenida Lalo Guerrero  
Cathedral City, CA 92234

**Contact:** William O. Bayne, P. E.      **Title:** City Engineer

**Phone:** (760) 770-0360

**Report Period:** January 1, 2006 To December 31, 2006

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## **A. Progress in meeting Regional Housing Need**

### **1. Total number of new housing permits issued**

175 Residential Permits were issued 01-01-06 through 12-31-06.

### **2. Describe the affordability, by income level, of new units including the number of deed-restricted affordable housing unit.**

Very low income rentals: (55 years)

Very low income ownership: 0 (45 years)

**Subtotal:**

Low income rentals: 0 (55 years)

Low income ownership: 0 (45 years)

**Subtotal:** 0

**Total:** 0

**3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate);**

The six-year RHNA for Cathedral City 1998 -2005 is:

Permits:	Affordability level restricted to:	RHNA:	Actual 2006
	Very Low Income	208	0
	Low Income	142	0
	Moderate Income	186	0
	<u>Above Moderate Income (unrestricted)</u>	<u>329</u>	<u>175</u>
	Subtotal	865 (6yrs)	175 (2006)
	<b>Total</b>	<b>865 (6 yrs)</b>	<b>175 (2006)</b>

**B. The effectiveness of the housing element in attainment of the community's housing goals and objectives**

**1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program.**

The City of Cathedral City has adopted and implemented 32 of 35 designated programs identified in the Cathedral City's General Plan Housing Element. The remaining three programs identified in the City's Housing Element are either being implemented on an informal, case-by-case, basis or are in the process of being adopted. A detailed description and analysis of the Housing Element programs is included in Attachment Number 1.

**2. Assess effectiveness of actions and outcomes.**

Because of the on-going affordability of both land and housing within Cathedral City relative to neighboring cities in the Coachella Valley, and because of the very large inclusionary requirement placed upon our Redevelopment Agency, Cathedral City consistently meets and exceeds the numerical housing goals outlined in the Housing Element of the General Plan.

**C. Progress toward mitigating governmental constraints identified in the housing element.**

**1. Development Standards and Land Use Controls**

The City has maintained its development standards for all affordable and market-rate housing. However, the City is flexible in the use of its zoning and land use controls for affordable housing projects.

The City is also open to creative solutions for housing development within its Downtown Residential Neighborhood (DRN) Zone.

**2. Fees and Processing Times**

Due to extreme budgetary pressures (Cathedral City is a post-1976 incorporation city and therefore receives very little property tax to its general fund. Cathedral City was incorporated in 1981), the City has not been able to waive or reduce building or planning department fees. To balance this need, the Redevelopment Agency provided assistance from the Housing Set-aside Fund to pay these fees for affordable housing units.

The Cathedral City Planning and Building Departments give special assistance and priority to affordable housing developments.

**3. Code Enforcement**

Although Code Enforcement is necessarily applied throughout the City, special programs are adopted by the Office of Housing Assistance, which give financial assistance to lower-income homeowners in order for them to bring their home into compliance (funded from Redevelopment Agency Set-aside funds).

## Attachment Number 1

### Housing Element Programs for Reporting Period January 1, 2006 to December 31, 2006

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#### Housing Element Programs:

**1. A. Continue Housing Assistance Programs:** On-going

1. Community Home Improvement Program (CHIP)
2. Assessment District Fee Assistance Program (ADFAP)
3. Sewer Hook-up Assistance Program (SHARP)

(These three programs utilize Redevelopment Agency Housing Set-Aside Funds and have a total expenditure averaging approximately \$950,000 per year)

**1. B. Enforce City codes to keep existing affordable housing in good repair:** On-going

**1. C. Develop neighborhood revitalization and rehabilitation plan:** Implemented  
(\$1.7million is budgeted for Dream Homes Neighborhood Revitalization Program that is now being implemented.)

**1. D. Identify neighborhoods with substandard infrastructure:** Completed

The following neighborhoods have been identified:

1) Dream Homes Neighborhood

A \$6 million Dream Homes neighborhood sewer and street assessment district was approved in 2004 and is now under construction. In addition \$848,300 of Proposition 13 Grant funds awarded to the project through the State Water Resources Control Board. The project will be completed in 2007.

2) 35<sup>th</sup> Avenue Neighborhood

A \$5 million 35<sup>th</sup> Avenue neighborhood sewer and street assessment district was approved in 2003; construction was completed in 2006.

3) Cove Neighborhood

A \$38 million Cove neighborhood sewer and street assessment was approved in 2005 and will be constructed through 2009.

<b>1. E. Code Enforcement:</b>	On-going
<b>2. A. Maintain Land Use Element:</b>	On-going
<b>2. B. Allow Diversity of housing types and densities:</b>	On-going
<b>2. C. PUD ordinance:</b>	Adopted and On-going
<b>2. D. In-lieu fee for residential developments without affordable component:</b>	Not adopted
(a six-month study by the Inclusionary Housing Ordinance Subcommittee was completed and recommended that an Inclusionary Housing Ordinance and an In-Lieu Fee were not needed to accomplish the City's housing goals, and that voluntary programs should continue with Housing Set-aside funds as the sole local funding source.)	
<b>2. E. Encourage In-fill Development:</b>	On-going
(The City actively works with Habitat for Humanity. The City has has provided sites such homes constructed in Cathedral City.)	
<b>2. F. Guide In-fill Development locations:</b>	On-going
<b>2. G. Develop innovative housing solutions:</b>	Ongoing (in downtown area)
<b>3. A. Density Bonus for projects with 25% affordable housing:</b>	On-going
<b>3. B. Maintain Data Base:</b>	On-going
<b>3. C. Cooperation with non-profit housing providers:</b>	On-going
<b>3. D. Adopt an ordinance to waive or subsidize fees for affordable housing:</b>	Not Adopted
(Ordinance has not been adopted; however, subsidies from Housing Set-aside funds mitigate the cost of fees and permits.)	
<b>3. E. Enforce Federal Fair Housing Act:</b>	On-going
<b>3. F. Maintain provisions for shelters and special needs housing:</b>	On-going
<b>3. G. Work toward regional solution to homelessness:</b>	On-going

<b>4. A. Assist Self-help Housing:</b>	On-going
<b>4. B. Process and fast-track applications:</b>	On-going
<b>4. C. Distribute information:</b>	On-going
<b>4. D. Apply efforts to save at-risk affordable units:</b>	On-going
<b>4. E. Maintain Data-base of infill lots available:</b>	On-going
<b>5. A. Relocation Plan for any Mobile Home Park conversions:</b>  (City provided relocation assistance for a 90-unit mobile home park converting to commercial land-use.)	On-going
<b>5. B. Maintain Mobile Home Park Rent Control:</b>	On-going
<b>6. A. Prototype higher densities in Downtown:</b>	On-going
<b>7. A. Review of projects by Police and Fire:</b>	On-going
<b>7. B. Crime-free Housing:</b>  (Program was established in 1999; however, the program is currently suspended on a temporarily basis for general-fund budget reasons. The program is still being implemented on an unofficial basis.)	Program Established
<b>8. A. Maximize Energy Efficiency:</b>	On-going
<b>9. A. Encourage larger family units:</b>	On-going

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<b>10. A. Senior Home Repair Program:</b>	On-going
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(Program is now included in the City's CHIP program)

<b>10. B. Assignment of Bond Proceeds:</b>	On-going
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<b>11. A. Require transportation planning for affordable projects:</b>	On-going
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<b>11. B. Ensure adequate public improvements for all projects:</b>	On-going
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